



MEETING MINUTES

March 24, 2015

7:30 PM

Approved

In Attendance: H. Harper, Chairman (joined at 7:45 PM), B. Watts, Vice Chairman, L. Schack, Member, D. Carlson, Member, R. Schoenberger, Member, C. Vargo, Township Manager, M. Brown, Authority Administrator.

Call to Order

B. Watts called the meeting to order at 7:35 PM.

C. Vargo made a brief presentation seeking the approval of the Board for the Settlement Agreement regarding the ongoing Toll/Orleans litigation and the Dedication Agreement for Phase I of the Route 100 WWTF. Copies of both agreements and a recommendation memo from C. Vargo were included in the Authority members' packets. Several questions were asked and a discussion among the members followed. L. Schack made a motion to approve both agreements and authorize the Chair or Vice Chair to execute both on behalf of the Authority. B. Watts seconded the motion. B. Watts, L. Schack and H. Harper voted to approve the motion. B. Schoenberger and D. Carlson abstained from voting. The motion passed.

Approval of Minutes

After a brief discussion, L. Schack moved to approve the minutes of the February 24, 2015 meeting as submitted, D. Carlson seconded. It was so moved.

Approval of Payments

Following several questions and a brief discussion, a motion was made by D. Carlson to approve the payments for March 2015 as submitted. L. Schack seconded the motion. It was so moved. D. Carlson then moved to accept the Balance Sheet and Revenue and Expenses Reports in good faith as prepared by the Township Treasurer. B. Watts seconded. After a few brief questions and comments by the Board, it was so moved.

Authority Administration Reports

M. Brown noted that all treatment facilities were operating well and within their permit requirements. He noted the three reports and asked if there were any questions regarding the reports. Several brief questions followed that were answered. M. Brown provided an update of the 55 Yarmouth Lane connection issue in the Saybrooke system, the Phase II Sewer Expansion Project and the WWTF progress. He also provided an update to the recent difficulties experienced with PADEP's Planning group in Norristown after all the permits had been issued for the project.

M. Brown then noted concerns expressed by several of the homeowners from whom the Authority sought easements for the Phase II Sewerage Expansion Project. He stated that approximately half of the homeowners sought more in compensation for the easements. He

noted that two in particular had originally been very supportive of the project but became quite difficult after receiving a copy of the appraiser's report for the easement value. He noted the appraiser in each case had provided a range of dollars per square foot of easement but used the midpoint of the range to establish the value. It was that midpoint value that was included in the easement agreements forwarded to each of the 11 residents where an easement was needed. M. Brown stated that as stewards of public monies, it was his opinion the Authority needed specific documentation such as an appraiser's report to comply with duties and acceptable practices of a public body. He said that limited the Authority's ability to negotiate price to that range published in the appraiser's report or to seek a new appraisal. He requested the Board to authorize him to negotiate the value for the easement up to the maximum value of the range stated in the appraiser's reports, not exclusively utilize the midpoint. He also asked the Board to authorize him to negotiate to allow lateral construction and septic system retirement costs for the 11 homes granting easements to be included as part of the Phase II Sewer Expansion Project. All 11 homes were providing something different and unique from the other connectors. After a lengthy discussion, B. Schoenberger moved to authorize the Authority Administrator to negotiate those items recommended; L. Schack seconded the motion. It was so moved.

D. Carlson then moved to accept the reports of the Authority Administrator as submitted. H. Harper seconded the motion. It was so moved.

B. Watts then called the Authority's attention to the Township Treasurer's email regarding the establishment of a new PSDLAF account for the Township. In that the proceeds for the Township's General Obligation Bonds were incorrectly placed in an account for the Authority, the Authority needed to authorize the movement of the Bond proceeds to the new Township account. D. Carlson made a motion to approve the transmittal of a letter from the Township Treasurer to PSDLAF authorizing the transfer of the funds. L. Schack seconded the motion. It was so moved.

Open Session

Mr. Marshall Ma was in attendance and asked several questions regarding the Phase II project, as he will be one of the connectors to the new system. M. Brown and the Board responded to his questions.

Next Meeting Date: April 28, 2015 – 7:30 pm.

B. Watts noted the date and time of the next meeting of the Authority.

Adjournment

There being no further business to be brought before the Authority, D. Carlson moved, seconded by H. Harper to adjourn the meeting at 8:25 pm.

Respectfully submitted,

G. Matthew Brown, P.E., DEE
Authority Administrator